

**COMMONWEALTH OF KENTUCKY
KENTUCKY BOARD OF TAX APPEALS
FILE NO. K03-S-160**

CORBIN MALL ASSOCIATES

APPELLANT

V.

ORDER NO. K-19312

**KNOX COUNTY PROPERTY
VALUATION ADMINISTRATION**

APPELLEE

The Kentucky Board of Tax Appeals has delegated authority to the hearing officers pursuant to KRS 13B.030. The hearing officers entered a recommended order in compliance with the provisions of KRS 13B.110. No exceptions or objections to the recommended order were filed. The Board has reviewed the record and the recommended order.

The Kentucky Board of Tax Appeals conducted a hearing in this matter on October 26, 2004 in Barbourville, Kentucky and makes the following findings of fact, conclusions of law and recommended disposition.

FINDINGS OF FACT

This assessment appeal is for real property located at Tri-County Square Shopping Center in Knox County. The Knox County Property Valuation Administrator assessed the property at \$6,112,800.00. The taxpayer or Appellant values the property at \$4,600,000.00. The Knox County Board of Assessment Appeals valued the property at \$6,112,800.00. The Appellants filed a timely appeal from the local board with the Kentucky Board of Tax Appeals.

The Appellant offered the following evidence in support of Appellant's appeal:

David Cypess who is employed with Easley, McCaleb & Associates located in Nashville,

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Tennessee was responsible for appealing property tax valuations. Mr. Cypress is familiar with the property. He introduced an income analysis approach to reflect his perceived market value of the property. Mr. Cypress explained The Tri-County Square's original primary tenant was a major grocery chain (Winn-Dixie). However when the grocery vacated the building, a call center served as a replacement to the entire center. This change brought a considerable negative traffic count difference. Therefore, this change would reduce the square footage price for rent.

Mr. Cypress explains his indication of value would be with a potential buyer to expect a 9.5 % annual rate of return. There was not a property appraisal other than a "income summary".

Mr. Danny Cox testified as a leasing agent for the property. He testified there were no tenants "lined up" after the loss of Eastern Kentucky University as a tenant. He testified tenants are complaining about the loss in traffic. He also testified the major tenant of the call center has two and a half years left on the lease with no rent.

Knox County PVA Bill Oxendine was asked to testify regarding the assessment before he "took office in 2003". Mr. Oxendine states the buildings should be charged even if "they're empty". Mr. Oxendine offered little regarding comparables and noted he inherited this assessment as the property became an "emergency assessment".

It is the finding of this hearing that the Appellant did sustain its burden of proof regarding its challenge to the final order of the Knox County Board of Assessment Appeals.

Based upon the evidence in the record, it is the finding of hearing officers, Nancy Mitchell and Bill Beam, Jr., that the fair cash value of the property in question as of 2003 is \$4,600,000.00.

CONCLUSIONS OF LAW

The Kentucky Board of Tax Appeals is vested with exclusive jurisdiction to hear and determine appeals from final rulings, orders and determinations of the Knox County Board of Assessment Appeals pursuant to KRS 131.340(1).

The function of the Board is not simply to review the action of the Knox County Board of Assessment Appeals, but to try anew the issues as presented. *Jefferson County Property Valuation Administrator v. Oxford Properties, Inc.*, Ky.App., 726 S.W.2d 317, 319 (1987). See KRS 131.340(1).

Section 172 of the Kentucky Constitution mandates that “all property shall be assessed for taxation at its fair cash value, estimated at the price it would bring a fair voluntary sale.”

The choice of the most appropriate and reliable approach to valuation is within the prerogative of the Board. *Jefferson County Property Valuation Administrator*, 726 S.W.2d at 319.

Regardless of the manner or method used by the Property Valuation Administrator or the decision of the Kentucky Tax Board of Appeals, the finding of valuation must be at its fair cash value, estimated at the price it would bring at a fair voluntary sale. *Helman v. Kentucky Board of Tax Appeals*, Ky.App., 554 S.W.2d 889 (1977).

As the party proposing that the Kentucky Board of Tax Appeals set aside the decision of the Knox County Board of Assessment Appeals, the Appellants have the burden of proving a lower value. KRS 13B.090(7).

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If the property is sold at or near the assessment date in a fair and voluntary sale, the sale price is usually the best evidence of the property's fair cash value. *Sears, Roebuck & Company v. Boone County Board of Assessment Appeals*, Ky.App., 715 S.W.2d 888, 889 (1986).

Based upon the facts as established in this hearing, the hearing officers conclude that the fair cash value of the subject property as of January 1, 2003 is \$4,600,000.00.

RECOMMENDED ORDER

It is recommended that the October 29, 2003 final ruling of the Knox County Board of Assessment Appeals be reversed and the real property be assessed at a fair cash value of \$4,600,000.00 as of January 1, 2003.

Each party shall have fifteen (15) days from the date any recommended order is mailed within which to file exceptions to the recommendations with the agency head. Transmittal of a recommended order may be sent by regular mail to the last known address of the party.

FINAL ORDER

The Kentucky Board of Tax Appeals has considered the record and accepts the recommended order of the hearing officers, and adopts it as the Board's final order. Failure to file exceptions to an administrative hearing officer's recommendations after a hearing constitutes a failure to exhaust administrative remedies and precludes appellate review. *Swatzell v. Natural Resources and Environmental Protection Cabinet*, Ky App 962 SW 2d 866 (1998).

The October 29, 2003 final ruling of the Knox County Board of Assessment Appeals is reversed and the real property is to be assessed at a fair cash value of 4,600,000.00 as of January 1, 2003.

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The following information is provided pursuant to the final order requirements of KRS Chapter 13B:

This is a final and appealable order. All final orders of this agency shall be subject to judicial review in accordance with the provisions of KRS Chapter 13B. A party shall institute an appeal by filing a petition in the Circuit Court of venue, as provided in the agency's enabling statutes, within thirty (30) days after the final order of the agency is mailed or delivered by personal service. If venue for appeal is not stated in the enabling statutes, a party may appeal to Franklin Circuit Court or the Circuit Court of the county in which the appealing party resides or operates a place of business. Copies of the petition shall be served by the petitioner upon the agency and all parties of record. The petition shall include the names and addresses of all parties to the proceeding and the agency involved, and a statement of the grounds on which the review is requested. The petition shall be accompanied by a copy of the final order.

A party may file a petition for judicial review only after the party has exhausted all administrative remedies available within the agency whose action is being challenged, and within any other agency authorized to exercise administrative review.

A petition for judicial review shall not automatically stay a final order pending the outcome of the review, unless:

- (a) An automatic stay is provided by statute upon appeal or at any point in the administrative proceedings;
- (b) A stay is permitted by the agency and granted upon request; or
- (c) A stay is ordered by the Circuit Court of jurisdiction upon petition.

Within twenty (20) days after service of the petition of appeal, or within further time allowed by the Circuit Court, the Kentucky Board of Tax Appeals shall transmit to the reviewing

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court the original or a certified copy of the official record of the proceeding under review in compliance with KRS 13B.140(3).

**DATE OF ORDER
AND MAILING: May 16, 2005**

FULL BOARD CONCURRING

**NANCY MITCHELL
CHAIR**